

PLANNING COMMISSION MINUTES

March 6, 2012

7:00 p.m.

Present: Chairman Tom Smith, Vice-Chairman Dave Badham, Sean Monson, David Patton, Von Hill, City Council Representative Beth Holbrook, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: Michael Allen.

Chairman Tom Smith welcomed the Scouts and all those present.

David Patton made a motion to approve the minutes for February 21, 2012 as written. Beth Holbrook seconded the motion and voting was unanimous in favor.

1. PUBLIC HEARING – Discuss revisions to Title 14, Bountiful City Land Ordinance.

Aric Jensen reviewed the proposed changes to allow chickens in all Single-Family Residential Zones – Draft #2.

After Mr. Jensen's explanation the public hearing was re-opened and the following are the names and addresses of those present with comments and concerns.

- Darrin and Sue Wilkey residing at 1951 S. Maple Grove Way.
- Parker Zollinger residing at 1200 Canyon Crest Dr.
- Pam Farnworth, 10 S. 200 E.

Their comments and concerns are as follows:

- Wanted to know if there will be a certain lot size required for chickens.
- Chickens should remain in an enclosed area.
- The chicken license fee should be minimal and issued per property owner, not per chicken.

There was a discussion among the Commission regarding the proposed changes. The Commission suggested to change the amount of chickens to a total of 8 (eight) regardless of age. Also, after the word "obstructed" add "access" to the wording on #14.

Mr. Jensen will make the changes and forward this section to the City Council for approval.

Mr. Mahan mentioned that Mayor Johnson has requested that the changes to Chapter 16 Landscaping and Fencing be approved by the Planning Commission and moved onto the City Council in an expedited fashion so people can start replacing fences blown down in the

windstorm. There are issues with some residents wanting to replace their fences with a higher fence to discourage the deer from entering onto their properties.

Mr. Jensen gave a visual presentation and explained page by page the proposed changes to Chapter 16. He suggested allowing a 6 ft fence with an open style 2 foot extension for a total of 8 ft. An existing 6 ft fence would be allowed to add a 2 ft extension for a total of 8 ft. No solid 8 foot fence would be allowed nor will any electrical fencing or barbed wire be allowed.

Jim Anderson, residing at 2101 S. 1150 E., thanked the Commission for being flexible and considering the issues with the deer. Mr. Anderson feels that any resident should be able to have the freedom and permission to do the best that can be done to protect their property. Allowing a higher fence will help to protect themselves from the deer.

Mr. Jensen explained that J & L Nursery helped to update and make changes to the tree selection list in Chapter 16. He reviewed those changes with the Commission.

There was a discussion regarding the height of a fence in the residential areas, prohibited types of plants and trees, different types of trees and their locations. Von Hill made a motion to recommend to the City Council approval of Chapter 16 as presented. Beth Holbrook seconded the motion and voting was unanimous in favor.

Mr. Jensen continued to explain the proposed changes to Chapter 4 (R) Single Family Residential, Chapter 5 (RM) Residential Multiple Family. Most of the proposed changes were to correct typographical or grammatical errors.

Mr. Jensen gave a visual presentation showing older neighborhoods in the Boston area. Mr. Jensen wanted to show how these neighborhoods looked having front yard setbacks at 10 to 15 ft. with vertical landscaping. These neighborhoods had no driveways or parking in the front of the buildings.

After a brief discussion it was decided to have Mr. Jensen research this idea further and present at another time. Mr. Jensen will draft a copy of all the changes discussed for final review and present them to the Commission on March 20, 2012.

2. Planning Director's report and miscellaneous business.

Mr. Jensen had no further business to discuss.

Meeting adjourned at 8:45 p.m.